

Site Address: 405 W 86th St

YARDSCAPES

Plat name: **M-M DEVELOPMENT 3RD ADDITION**

Proposal: **Final Site and Building Plan**

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98th Street, Bloomington, MN 55431 952-563-4870

Applicant Information: David Kopfmann
Yardscapes
8609 Harriet Ave S
Bloomington MN 55420
david@yardscapesinc.com
612-860-0835

Case No: PL201600004

Michael Rancone
1156 Delaware Ave
West St Paul MN 55118
michaelrancone@icloud.com
612-508-7600

Permit No:

Scheduled for: Informal DRC: ~~11/10/15 Item #2~~
Formal DRC:

Planning Commission:
City Council:

Date Received:	11/5/15	1/7/16		
Return to:	Nick Johnson	Nick Johnson		
Due Date:	11/9/15	1/11/16		

Plan Reviewer	Date	Date	Date	Date
Development/Services Section – 952-563-4862				
Jen Desrude (JCD), Civil Engineer	11/9/15	1/14/16		
Traffic Section				
Amy Marohn (ALM), Civil Engineer	11/9/15	1/11/16		
Tom Bowlin (TPB), Civil Engineer				
Kirk Roberts (KAR), Traffic & Trans. Engineer				
Street Design & Construction Section				
Steve Jorschumb (SKJ), RLS	11/6/15	1/11/16		
Julie Long (JML), Senior Civil Engineer	11/9/15	1/11/16		
Bob Simons (BPS), Civil Engineer	11/9/15	1/11/16		
Water Resources Section				
Bryan Gruidl (BRG), Sr. Water Resources Manager				
Steve Segar (SWS), Civil Engineer	11/9/15	1/11/16		
Utilities Division				
Tim Kampa (TKK), Civil Engineer	11/6/15	1/11/16		
Eric Wharton (ECW), Civil Engineer				
Maintenance Section				
Dave Hanson (DLH), Assist. Maint. Superintendent				
Administration				
Jim Gates (JBG), Deputy Director of PW				
Karl Keel (KPK), Director of Public Works				
Shelly Pederson (SAP), City Engineer				

Email Nick Johnson, Planning
nmjohnson@BloomingtonMN.gov

1. Development/Services Section (Plats, Easements, Agreements, Misc.)

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Easements & Agreements					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A signed copy of private common driveway/parking/access easement agreement shall be provided.	11/6/15 SKJ	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A signed copy of private common utility easement agreement shall be provided.	11/9/15 JCD	
Miscellaneous Comments					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	11/9/15 SWS	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Connection charges shall be due prior to issuance of utility permits – dollar amount to be determined.	11/9/15 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit electronic utility as-builts to the Public Works Department.	11/9/15 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits. Tier 2	11/9/15 JCD	
Standard Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary street signs, lighting, and addresses shall be provided during construction.	11/9/15 JCD	

2. Traffic Section & Street Design / Construction Section

Traffic					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Illustrate that the clear view triangle (15' from property corner and driveway approaches) is not obstructed by providing landscaping plan to verify.	11/9/15 ALM	
Standard Traffic Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking stalls to be painted with white striping.	11/9/15 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All construction and post-construction parking shall be on-site – no on-street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	11/9/15 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	11/9/15 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)	11/9/15 ALM	
Street Design					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division	11/9/15 JML	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private underground facilities owned by the customer are those private facilities installed typically behind the meter, like irrigation lines, invisible dog fences, parking lot lighting and others. The property owner or tenant is responsible to locate those private facilities	11/9/15 JML	

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	or hire someone to locate these lines during construction when a Gopher State One Call ticket is placed.		
Standard Notes to Add to Plan					
Parking					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle parking spaces shall be provided (i.e., bike rack), minimum of 2.	11/9/15 ALM	
Sidewalk					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show removal and replacement of public sidewalk and parking lot pavement on plans as needed for utility connections	1/14/16 JML	

3. Water Resources Section

Storm Water Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A Stormwater Management Plan/Report shall be provided which includes:</p> <ul style="list-style-type: none"> Stormwater Rate Control – No net increase in runoff. Storm Water Volume Control – no increase in volume. Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP) http://bloomingtonmn.gov/cityhall/dept/pubworks/engineer/waterres/mgmtplan/surfacewtr/surfacewtr.htm Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering. Porous pavers will require rigorous maintenance in a landscaping yard to prevent plugging. 	11/9/15 SWS 1/11/16 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An NPDES construction site permit and SWPPP shall be provided. The name and phone number of party responsible for erosion control shall be included; if greater than, one acre is disturbed.	11/9/15 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Where does runoff from east end of existing parking lot drain to?	1/11/16 SWS	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Suggest no fabric on the bottom of the porous paver section.	1/11/16 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Site may be required to obtain coverage under the MPCA NPDES industrial site stormwater permit program. Refer to the MPCA for coverage determination http://www.pca.state.mn.us/index.php?option=com-k2&itemid=2696&10=1145&layout=item/view=item or iswprogram.pca@state.mn.us or 651-757-2118.</p>	11/9/15 SWS	

Erosion/Sediment Control Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion Control Bond required prior to issuance of permits – dollar amount to be determined by Jen Desrude.	11/9/15 SWS										
		<table><tr><th>Disturbed Area (acres)</th><th>Surety amount</th></tr><tr><td>0.00-0.50</td><td>\$5,000</td></tr><tr><td>0.51-0.75</td><td>\$8,000</td></tr><tr><td>0.76-1.00</td><td>\$11,000</td></tr><tr><td>Greater than one acre</td><td>\$0.25 per square foot of disturbed area rounded to the nearest \$1,000 (maximum \$25,000)</td></tr></table>	Disturbed Area (acres)			Surety amount	0.00-0.50	\$5,000	0.51-0.75	\$8,000	0.76-1.00	\$11,000	Greater than one acre	\$0.25 per square foot of disturbed area rounded to the nearest \$1,000 (maximum \$25,000)
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0.51-0.75	\$8,000													
0.76-1.00	\$11,000													
Greater than one acre	\$0.25 per square foot of disturbed area rounded to the nearest \$1,000 (maximum \$25,000)													

General Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Submit a copy of Nine Mile Creek Watershed District (NMCWD) comments and permit prior to the issuance of City of Bloomington permits. Rules, requirements, and contact information can be found at www.ninemilecreek.org .	11/9/15 SWS	
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4. Utilities Division

General

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There shall be at least a 10-foot horizontal separation between water and sewer lines.	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division .	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water service must be metered immediately where it enters the building.	1/11/16 TKK	

Water

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install enough hydrants to provide fire protection for the entire building (each hydrant covers a 150' radius).	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide valving such that the building service can be isolated without shut down of the supply to hydrants.	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a minimum of 8 feet and a maximum of 10 feet of cover on all water lines, valves, services etc.	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use Class 52 DIP water main for pipe 12" in diameter and smaller. (8 mil min. polywrap on all DIP is required.) <u>Do Not</u> use PVC for watermain.	11/6/15 TKK	1/11/16 TKK

Sanitary Sewer

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An inspection manhole is required on all commercial sewer services.	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use standard short cone manholes (no steps allowed).	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use schedule 40, SDR 26, or better for PVC sewer services	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design sewer (mainline pipes, clean-outs, manholes, and services) with adequate depth of cover, or (high-density polystyrene) insulation to prevent freezing.	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install interior chimney seals on all sanitary sewer manholes.	11/6/15 TKK	

Standard Notes to Add to Plan

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A note shall be added to the plans stating: Taps of live water mains to be done by City forces; however, they shall be paid for and coordinated by the Contractor.	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All components of the water system, up to the water meter or fire service equipment, (i.e. mainline pipes, services larger than 2", valves, fittings, caps, etc.) shall utilize protective internal coatings meeting current ANSI/AWWA Standards for cement mortar lining or	11/6/15 TKK	

			special coatings. The use of unlined or uncoated (cast-iron, gray-iron, steel, galvanized, etc.) pipe shall not be allowed.		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Combination Fire and Domestic services must terminate with a thread on flange or an MJ to flange adapter.	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of water service pipes, fittings, and valves all the way into the building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing.	11/6/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of sewer services all the way into the building to accommodate City inspection and testing.	11/6/15 TKK	

5. Maintenance Section

☒ No comment.